

Troostwood Neighborhood Plan

Prepared for:

Troostwood Neighborhood Action
Group

and

City Planning & Development
Department, City of Kansas City,
Missouri

Prepared by:

Applied Urban Research Institute

Approved by:

City Plan Commission
October 19, 1999

City Council
Committee Substitute for Res. No. 991199
October 28, 1999

COMMITTEE SUBSTITUTE FOR RESOLUTION NO. 991199

Approving the Troostwood Neighborhood Plan as a guide for the future development and redevelopment of the area bounded by Volker Boulevard on the north, Paseo Boulevard on the east, Rockhurst Road on the south and Troost Avenue on the west.

WHEREAS, the Applied Urban Research Institute (AURI), a non-profit planning and research organization, at the request of residents of the Troostwood neighborhood, funding from the Kauffman Foundation, and participation by the staff of City Development Department, prepared a plan for the Troostwood neighborhood for the future development and redevelopment of the area bounded by Volker Boulevard on the north, Paseo Boulevard on the east, Rockhurst Road on the south and Troost Avenue on the west; and

WHEREAS, the Troostwood neighborhood desires that Council adopt the plan for the future development and redevelopment of the Troostwood area which is the area bounded by Volker Boulevard on the north, Paseo Boulevard on the east, Rockhurst Road on the south and Troost Avenue on the west; and

WHEREAS, the proposed Troostwood Neighborhood Plan located within the boundaries of the Plaza Urban Design and Development Plan and it should be considered in conjunction with an amendment to the Plaza Urban Design and Development Plan; and

WHEREAS, it is considered to be in the community interest to adopt the Troostwood Neighborhood Plan realizing that it is intended as a guide for the future development and redevelopment of the Troostwood area; and

WHEREAS, public notice of a hearing before the City Plan Commission was published on October 4, 1999; and

WHEREAS, the City Plan Commission considered the Troostwood Neighborhood Plan at its hearing on October 19, 1999; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did on October 19, 1999, recommend approval of the proposed Troostwood Neighborhood Plan; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Troostwood Neighborhood Plan is hereby approved as a guide for future development and redevelopment of the area generally bounded by Volker Boulevard on the north, Paseo Boulevard on the east, Rockhurst Road on the south and Troost Avenue on the west as described in the plan. A copy of the Troostwood Neighborhood Plan is on file in the office of the City Clerk under Document No. 991199 and is hereby incorporated herein by reference.

Troostwood Neighborhood Plan

Table of Contents

1. Executive Summary	1
Planning Process and Community Involvement	1
Neighborhood Profile	1
Inventory of Existing Plans	2
Planning Recommendations and Redevelopment Framework	4
2. Planning Process and Community Involvement	7
Description of the Planning Process	7
Issues Identification	7
Issue Classification and Strategy Development	8
Summary	10
3. Neighborhood Profile	11
Geography, Boundaries and Landmarks	11
Origins	11
Demographic Data	11
Housing Data	17
Land Use and Infrastructure	24
Summary	28
4. Inventory of Existing Plans	29
Zoning	29
Review of Current Plans and Development Activities	31
Summary	38
5. Planning Recommendations and Redevelopment Framework	39
Amend Future Land Use	39
Enhance Neighborhood Identity	41
Undertake a Neighborhood Conservation Program	41
Undertake a Traffic Study	43
Enhance Open Spaces	43
Limit Higher Density Uses Along Troost Avenue	43
Continue Neighborhood Organizing and Advocacy Work	43
Target Projects	44

Table of Illustrations

Target Project Map	6
Troostwood Neighborhood Planning Process	7
Categories of Neighborhood Issues	8
Issues Classification & Strategies: Neighborhood Appearance	9
Issues Classification & Strategies: Sense of Community	9
Issues Classification & Strategies: Neighborhood Safety	10
Project Area Map	12
Census Reference Map	13
Racial Composition	14
Population by Age	14
Household Type	15
Household Income	16
Poverty Rates	16
Housing Ownership	17
Property Ownership Map	18
Housing Value	19
Land Value	19
Age of Housing	19
Property Value Map	20
Land Value Map	21
Monthly Rent	22
Housing Condition Scores	22
Housing Features	22
Housing Conditions Map	23
Land Use by Parcel	24
Land Use Map	25
Transportation Map	26
Water Mains Map	27
Zoning Map	30
Future Land Use Map	40
Area Planned Improvements and Development Projects Map	42
Redevelopment Framework Plan Map	45

1. Executive Summary

This plan is prepared by residents of the Troostwood neighborhood and the Applied Urban Research Institute (AURI), a nonprofit planning and research organization, together with Kansas City, Missouri staff from the Department of City Planning and Development. Work on this plan began in September of 1996.

The principal purpose of this plan is to unite institutional and community issues in the Troostwood neighborhood in an adoptable public policy document that provides a framework for future development.

Planning Process and Community Involvement

The Troostwood neighborhood planning process incorporated four main tasks. A *community issues inventory* involved neighborhood-determined strengths and weaknesses. A *neighborhood analysis* presented a profile of the community's physical, social, economic and policy conditions. *Neighborhood development options* combined community concerns with policy recommendations and development opportunities. This document, the *neighborhood plan*, is the final task that summarizes the others in a policy document.

The neighborhood planning process, by nature community based, is designed around a series of community forums. The four community forums corresponded to the process tasks.

During the community forums, residents and institutional neighbors refined the issues into the following categories: *appearance, crime, communication, environment, housing, maintenance, nuisances and services*. The community forums were also an opportunity for residents to develop strategies to deal with some of the neighborhood problems they had identified. In a strategic session held as a part of Community Forum #2, they targeted the issues of:

- neighborhood safety
- sense of community
- neighborhood appearance

In addition, a smaller planning group of neighborhood residents met to develop a preliminary issues inventory, supervise the data synthesis and review a draft of the final document.

Neighborhood Profile

A neighborhood profile presents a fact-based objective image for the area of study, necessary for further analysis. Any recommendations of changes in policy must be predicated on the understanding of current conditions. Thus the plan describes the Troostwood Neighborhood Study Area from geographic, historic, socioeconomic and physical perspectives.

The Troostwood Neighborhood Study Area is located north of Rockhurst Road, east of Troost Avenue, south of Volker Boulevard and west of The Paseo in Kansas City's midtown area. Among the unique features of the neighborhood are the many institutional neighbors that adjoin the community. Rockhurst College, University of Missouri-Kansas City, Stowers Institute for Medical Research and the Kauffman Foundation all have a campus presence in the immediate vicinity.

The area is bounded by several major streets, including Troost Avenue, The Paseo and Volker

Zoning Zoning is the City's chief land use tool. It dictates what land uses are allowed in a designated area. Zoning is the final word on allowable uses; although the City's adopted plan for an area may call for a certain land use, owners can install any land use permitted under the City's zoning ordinance.

In Troostwood, the predominant zoning classification is R1b, single family housing. The low apartment designation, R4, governs areas on Troostwood's northern and northeastern boundary.

Commercial uses are allowed in two areas of Troostwood: at the corner of 49th Street and Troost Avenue, which is zoned C1 (neighborhood retail business), and along Troost Avenue between 51st Street and Rockhurst Road, and at the northeast corner of 51st Street and Troost Avenue which are zoned C2 (local retail business).

Urban Redevelopment District (URD) zoning designation is in place along Troost Avenue between 49th Street and 51st Street. This zoning category is used for improvements planned under adopted redevelopment plans after a finding of blight.

Public and Private Plans. Examined for impact were the following City plans:

- *Brush Creek Design Guidelines* (City Planning & Development Department, 1995)
- *Brush Creek Cultural Corridor Vision Plan* (Parks and Recreation, 1996)
- *A City Plan for Urban Design* (City Planning & Development Department, 1992)
- *FOCUS Kansas City* (City Planning & Development Department, 1997)
- *Plaza Urban Design and Development Plan* (City Development Department, 1989)
- *South Central Area Plan* (City Development Department, 1980)
- *Southtown 2000 Policy Plan* (City Development Department, 1989)
- *Volker/The Paseo Public Improvements* (Public Works Department, 1996)

and the following private plans:

- *Kauffman Foundation/Missouri Department of Conservation* (1996)
- *Plaza East General Development Plan/Area Development Proposal* (Planned Industrial Expansion Authority/O.G. Investment, 1996)
- *Rockhurst College Campus Master Plan* (1990)
- *Stowers Institute for Medical Research* (1996)
- *Troost/49th Street Park* (Troostwood Neighborhood, 1996)
- *Troostwood Homes* (Rehabilitation Loan Corporation, 1995)
- *Troostwood Neighborhood Policy Plan* (Troostwood Neighborhood Action Group, 1994)
- *Troostwood Redevelopment* (Troostwood Redevelopment Corporation, 1996)
- *University of Missouri-Kansas City* (1996)

Many of the issues raised by Troostwood residents in the issues inventory—regarding property conservation, infill development, and public improvements—are addressed in the public policy plans.

Enhance Neighborhood Identity Troostwood is in a position to take advantage of the Parks system edge on the north and to reinforce open space throughout the neighborhood

- ☒ Neighborhood residents should continue developing relations with area institutions that can support and maintain open space projects
- ☒ Residents should work to create unique markers that distinguish Troostwood

Undertake a Neighborhood Conservation Program Troostwood is predominantly a single family residential neighborhood with remnants of higher density residential uses in its interior. Many homes need improvement to their appearance or structural condition

- ☒ The City should promote access to and the availability of rehabilitation loans to homeowners
- ☒ Infill of appropriate single family housing development should be encouraged by the City
- ☒ The City should support its recent single family housing rehabilitation project in Troostwood with infrastructure improvements and maintenance
- ☒ Troostwood residents should request systematic code enforcement to add to efforts to maintain housing quality

Undertake a Traffic Study. In the community issues inventory forum session, residents expressed concern over the issue of traffic access to Troostwood. Particularly with the hilly terrain in the neighborhood, there is a need to maintain safe entries and exits in Troostwood

- ☒ Residents and institutions should request that the Public Works department undertake a traffic study of the neighborhood

Enhance Open Spaces Troostwood can capitalize upon its proximity to Brush Creek and parkland to add to the image of the community internally. Building upon new and enhanced dedicated open spaces will support the substantial residential investment occurring in the neighborhood

- ☒ Residents should establish contact with the Parks Department and philanthropic entities to seek support for open space projects

Limit Higher Density Uses Along Troost Avenue Troost Avenue, the neighborhood's western boundary, is a major road suited for slightly higher density uses than are found in the neighborhood's interior. A small apartment building will support the residential nature of Troostwood while allowing for housing variety along land with immediate proximity to a transportation and commercial corridor

- ☒ The neighborhood should cultivate development interest from private entities, the City and nonprofit organizations to construct a small multifamily development at Troost and 51st Street

Continue Neighborhood Organizing and Advocacy Work. The Troostwood Neighborhood Action Group has taken a lead role in information sharing, establishing relationships and determining the course of future development in the neighborhood

- ☒ This group should continue its work in maintaining relationships with the neighboring institutions, the City and other organizations

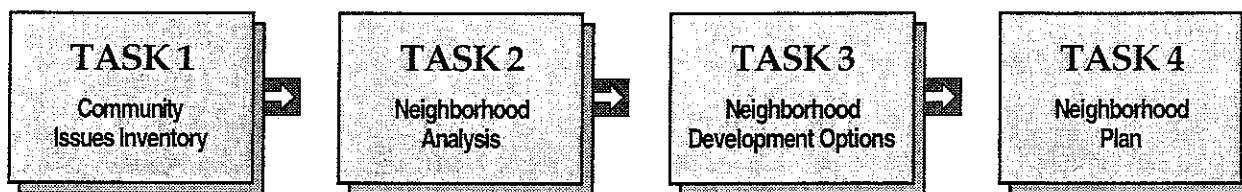
2. Planning Process and Community Involvement

Description of the Planning Process

The principal purpose of this plan is to unite institutional and community issues in the Troostwood neighborhood in a legally adoptable public policy document that provides a framework for future development.

To achieve this purpose, the Troostwood neighborhood planning process encompassed four main tasks. A community issues inventory involved neighborhood-determined strengths and weaknesses. A neighborhood analysis presented a profile of physical, social, economic and policy conditions, while neighborhood development options combined community concerns with policy recommendations and development opportunities. This document, the neighborhood plan, is the final task that includes the others in a policy framework.

TROOSTWOOD NEIGHBORHOOD PLANNING PROCESS



The neighborhood planning process, by nature community based, is designed around a series of community forums. The four community forums corresponded to the process tasks.

Issues Identification

A planning group of neighborhood residents met to develop a preliminary issues inventory and supervise the data synthesis.

The planning group and later the community forum participants sought to identify existing problems and opportunities for change within the neighborhood in a community issues inventory.

During the larger community forums, residents and representatives of University of Missouri–Kansas City, Stowers Institute, Neighborhood Housing Services, O G Investment, Rehabilitation Loan Corporation, and Kansas City Police Department refined the issues into the following categories: *appearance, communication, crime, environment, housing, maintenance, nuisances, services and miscellaneous*.

The chart on the following page outlines neighborhood issues by category.

they can take to improve life in their own community

The second community forum gave residents the opportunity to craft strategies to deal with some of the neighborhood problems they had identified. They addressed the issues of *neighborhood appearance*, *sense of community* and *neighborhood safety* in a community strategy development session.

The primary strategy step involved further defining the problem. Once clarified, strategies for achieving solutions were proposed. These strategies, reproduced here, describe the causes of the problems as well as solutions to address the situations.

Neighborhood Appearance

Impediment	Why does problem exist?	Strategies
Properties not maintained	<ul style="list-style-type: none"> • physical/financial inability of owner to maintain house/yard • negligence of owner 	<ul style="list-style-type: none"> • get rehab assistance to owners • convince owners of added value in keeping up properties • encourage residents to help each other, get assistance from local organizations, city • enforce codes/report violations
Trash	<ul style="list-style-type: none"> • trash bags, dumpsters not secured • people use street as trash can • lack of receptacles 	<ul style="list-style-type: none"> • community enforcement of standards • place public trash cans in neighborhood
Sidewalks and curbs in need of repair	<ul style="list-style-type: none"> • city does not repair 	<ul style="list-style-type: none"> • put pressure on city to provide needed services
Graffiti	<ul style="list-style-type: none"> • blank walls are inviting • persons with time on their hands/ lack of supervision of young people 	<ul style="list-style-type: none"> • tear down, cover with shrubbery, replace walls • community enforcement of standards • paint mural on wall
Stray dogs	<ul style="list-style-type: none"> • owners do not keep dogs on leash • some dogs without owners 	<ul style="list-style-type: none"> • determine ownership, contact owner to impress the danger to children, elderly • call animal control

Sense of Community

Impediment	Why does problem exist?	Strategies
Residents (elderly, disabled, other) lack connections to neighbors, support services	<ul style="list-style-type: none"> • lack of recreation opportunities • lack of neighborhood schools • eras of moving into neighborhood • lack of knowledge 	<ul style="list-style-type: none"> • block parties, joint garage sales • walking neighborhood (with dogs) • involve institutions in events for residents (target to elderly, kids) • kids network
Lack of diversity in neighborhood organization	<ul style="list-style-type: none"> • lack of information • unable to attend meetings 	<ul style="list-style-type: none"> • publicize meeting with notices • baby sitting coordination for meeting times • personal outreach
Neighborhood lacks cohesive identity (inside/outside Troostwood)	<ul style="list-style-type: none"> • what fits in the neighborhood in fences and plantings • new people and existing need to come together 	<ul style="list-style-type: none"> • buying bulk • planting advice from garden clubs, Rockhurst • banners, t-shirts • pedestrian walkway
Physical isolation from Plaza/activity centers, other residential areas	<ul style="list-style-type: none"> • lack of sidewalks along Volker/49th Street to ease pedestrian use • surrounded by institutions and major streets 	<ul style="list-style-type: none"> • take part in area planning efforts to encourage "linkages" • reemphasize pedestrian walkways
Uncertainty re: public & institutional plans	<ul style="list-style-type: none"> • lack of formal organization/staff to address issues • secrets 	<ul style="list-style-type: none"> • develop own organization or subgroup of 49/63 with formal appointment of person to be contact

3. Neighborhood Profile

A neighborhood profile presents an objective image of the area of study that is necessary for further community analysis. Any recommendations for changes in policy must be predicated on such an understanding of current conditions. Thus this section of the plan describes the Troostwood Neighborhood Study Area from geographic, historic, socioeconomic and physical perspectives.

Geography, Boundaries and Landmarks

The Troostwood Neighborhood Study Area is bounded by Rockhurst Road/52nd Street on the south, Troost Avenue on the west, Volker Boulevard on the north and The Paseo on the east. The neighborhood abuts a number of major Kansas City institutions and landmarks, including the University of Missouri–Kansas City, Rockhurst College, the Stowers Institute for Medical Research, the planned Kauffman Foundation headquarters and Missouri Department of Conservation habitat, Paseo High School for the Performing and Fine Arts, Brush Creek, and the Country Club Plaza shopping, dining and employment district of Kansas City. See Project Area map on page 12.

Origins

The Troostwood subdivision was platted in 1918 as the area bounded by 49th and 51st Streets, and Troost to Lydia. The area south of 51st Street to Rockhurst Road was platted as Rockhurst Park in 1910. By 1920 Troostwood had its first residents. The neighborhood's beginnings were mirrored in the birth and growth of Rockhurst College, which was founded on the site between Troost Avenue and Lydia Avenue, Rockhurst Road and 53rd Street in 1908; the first classes were held in 1917.

Demographic Data

Socioeconomic condition is an important element to include in a community profile. The source for the bulk of this descriptive data is the U.S. Department of Commerce's decennial Census.

With an area as small as Troostwood, and the Census already seven years old, these data should be taken as general indicators rather than exact descriptions of the community as it exists today. Many demographic and housing changes have occurred since the Census was conducted. For instance, redevelopment activity on Troost Avenue removed population and a number of housing units from the area since the Census was taken. Despite known inaccuracies, these numbers are still useful, particularly when comparing the neighborhood's condition with that of Kansas City, Missouri as a whole.

The Census blocks that make up the Troostwood Neighborhood Study Area are 201-206, 209-210, and 305-309. However, not all Census indicators are available for individual blocks. In those cases information for Block Group 2 and Census Tract 75 are used as guides. Most of the Troostwood Neighborhood Study Area is contained in Block Group 2, the area bounded by 47th Street, The Paseo, 51st Street and Troost Avenue. All of the Troostwood Neighborhood Study Area is contained in Census Tract 75, which extends from 47th Street south to 55th Street, and from Troost Avenue east to Woodland Avenue. See Census Reference map on page 13.

Population and households: In 1990 the Troostwood Neighborhood Study Area contained 932 persons in 381 households. Using Census Tract 75 data, the number of persons in the area declined by 17.7% from 1980 to 1990.

CENSUS REFERENCE



CENSUS TRACT 75

BLOCK GROUP 2

CENSUS BLOCK #

NORTH



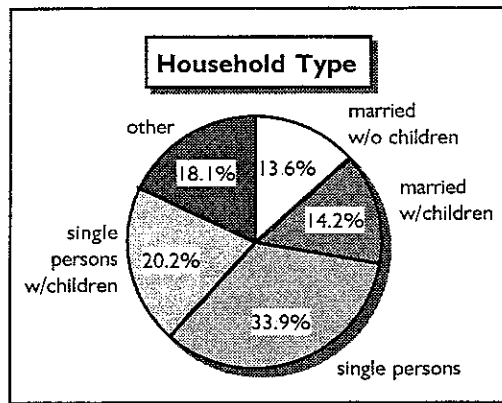
TROOSTWOOD NEIGHBORHOOD STUDY AREA

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Between 1980 and 1990 the number of elderly persons decreased by 33.8%, while there was a 35.8% increase in the number of 35 to 44 year-olds in Census Tract 75. All other age cohorts experienced a numerical loss during that time period.



Household composition: Over half the 381 households in the Troostwood Neighborhood Study Area were families (related persons living together). Another third were single-person households, roughly equivalent to the City's ratio. Of the family households, 17.8% were female-headed households with children as compared to 8.9% of Kansas City's families. Single-parent households headed by a male accounted for 2.4% of families, higher than the City figure of 1.3%. Married couples with children were 14.2% of households, against 19.0% for the City as a whole.

Data for Census Tract 75 showed a small number but large percentage increase (65.2%) in the incidence of single-parent households headed by a male between 1980 and 1990. In addition, the number of married couples with children decreased by 24.0%, while the number of those without children decreased 43.7% between 1980 and 1990.

School enrollment: For school enrollment, data not available at the Troostwood level, the Census showed more than twice the rate of public college enrollment in Block Group 2—47.0% compared to 22.0% in Kansas City. Block Group 2 also had a higher percentage of private college enrollment: 9.8% against Kansas City's 6.8%. These disproportionate percentages may represent Rockhurst College and University of Missouri—Kansas City students living in the area.

Educational attainment: While the number of high school graduates (27.6% in Block Group 2 or 31.0% in Census Tract 75) is roughly equivalent to the City's figure (30.2%), the Troostwood Neighborhood Study Area had a higher than average percentage of persons with bachelor's degrees (18.9% for Block Group 2 or 15.8% for Census Tract 75) than the City (14.8%). The rate of graduate degrees was somewhat below the average in Troostwood (5.8% for Block Group 2 and 6.2% for Census Tract 75) when compared to the City (7.2%).

Occupation: For occupation, estimates for Block Group 2 and Census Tract 75 showed that Troostwood had higher employment represented in the fields of "technical/related support" and "other services," but significantly less employment in "sales positions" and "precision craft and repair" compared to the City. Self-employment was less common in the neighborhood (2.3% of workers in Census Tract 75 and 3.0% in Block Group 2) compared to its occurrence in the City (5.1%).

Employment: Employed persons accounted for 90.9% (Block Group 2) and 89.1% (Census Tract 75) of the labor force population, a few points below Kansas City's employment rate of 92.7%.

Journey to work: Approximately 40% of workers in Troostwood Neighborhood Study Area had less than a 15 minute commute to work, against 28.3% of workers in the City as a whole, indicating that many in Troostwood benefit from close proximity to employment centers such as neighboring institutions, the Plaza and Crown Center.

Income source: Income data by non-exclusive source showed a smaller than average ratio of persons in Troostwood Neighborhood Study Area receiving social security income (10.8% of persons in Block Group 2 and 22.6% in Census Tract 75) than in Kansas City (31.8%). Fewer persons, too, received retirement income: 4.8% (Block Group 2) and 10.0% (Census Tract 75) against 18.1% for

poverty status, the Troostwood Neighborhood Study Area showed a significantly higher percentage of persons in poverty than would be found in the City as a whole. In Block Group 2, 31.0% and in Census Tract 75, 21.8% of persons lived in poverty, while only 15.0% of persons in the City did.

For both households and families, the figures were even more dramatic, with rates twice the City's average. A significantly higher percentage of households were in poverty: 30.1% (Block Group 2) and 28.8% (Census Tract 75) against 14.6% for the City. Families in Troostwood were also more likely to be in poverty: 29.5% (Block Group 2) and 22.1% (Census Tract 75) against 11.7% for Kansas City. Children in Troostwood were also more likely to be living in poverty at the time of the Census.

When poverty rates are differentiated by race, whites were far more likely to be in poverty in Troostwood (41.0% in Block Group 2 and 14.3% in Census Tract 75, against 8.5% for the City). However, black persons in Troostwood were less likely to live below the poverty line than in the City as a whole (23.0% for Block Group 2 and 25.0% for Census Tract 75, against 28.9% for the City).

Housing Data

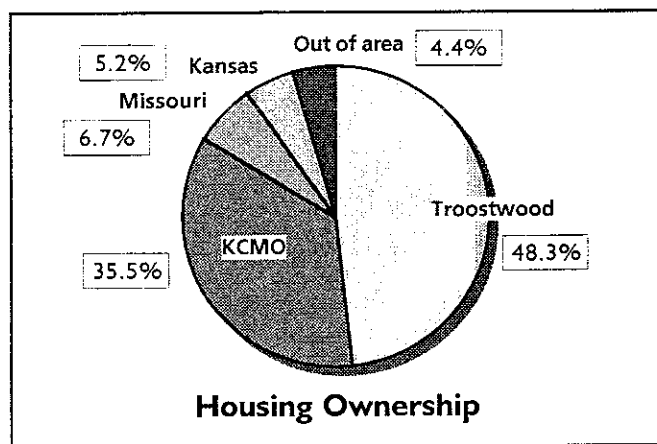
Housing and land use data from Jackson County real estate records, U.S. Census data, and housing surveys completed by AURI provide a picture of the physical community setting.

Units: The Census tabulated the total number of housing units in the Troostwood Neighborhood Study Area at 508 in 1990, significantly above the current number of 464 units revealed by county records.

Composition: In 1990, the Census revealed that 58.3% of all units were single-family units, and 41.7% were in multi-family properties. This ratio of single-family properties was far below the City's average of 63.3%. In Census Tract 75, the number of single-family units declined 43.6% while vacant units increased 65.1% between 1980 and 1990. At the time of the Census, 25.0% of units were vacant.

The Troostwood parcels surveyed from 1996 tax records revealed 51.9% of units were in single-family dwellings.

Ownership: Using 1996 real estate data, parcels were classified according to exclusive category of ownership: Troostwood; Kansas City, Missouri; Missouri; Kansas; and out of area. This data showed that Troostwood residents own 48.3% of parcels.










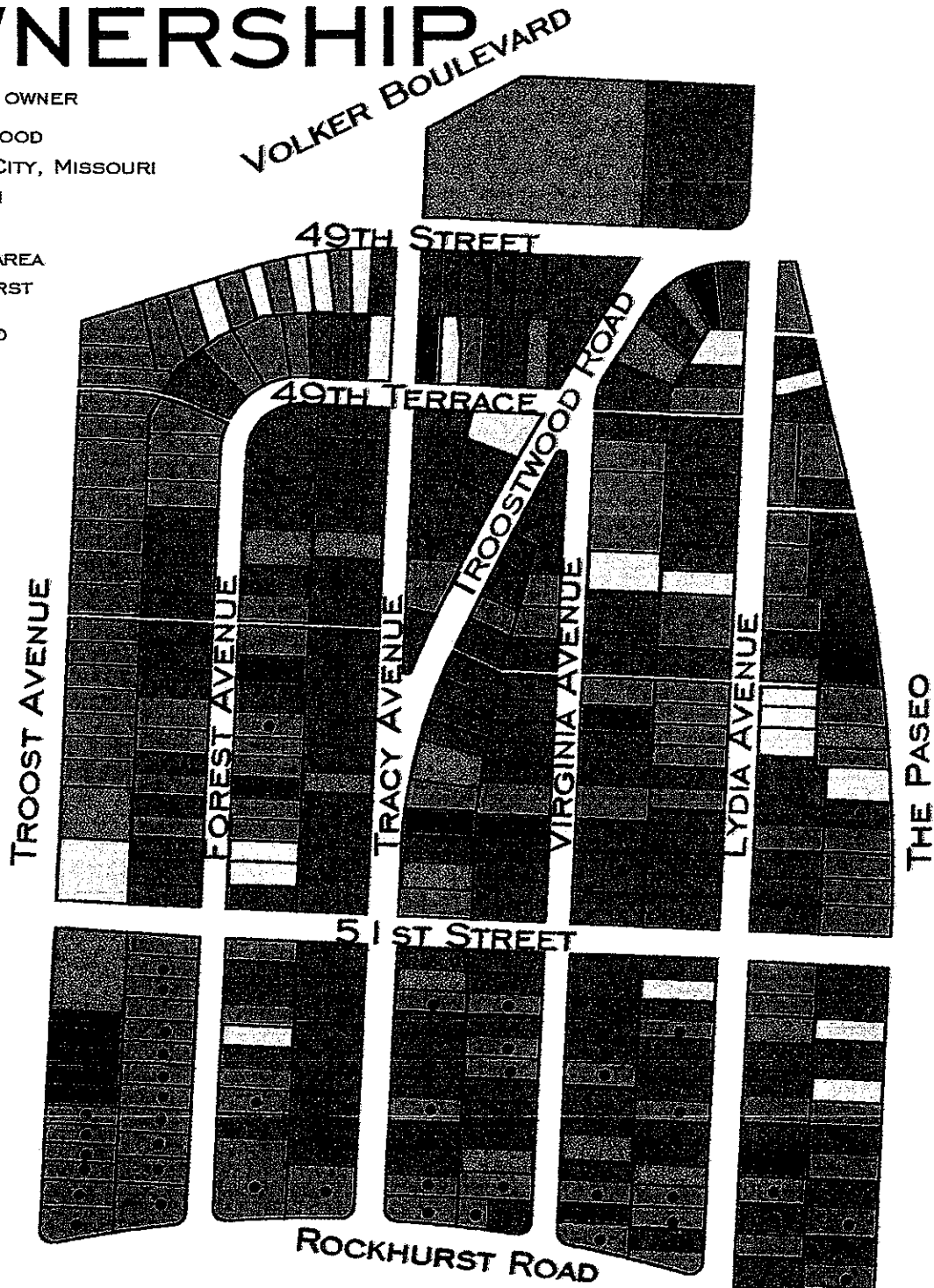
In addition, for 166 parcels owned by Troostwood residents, 90.4% of them are owner-occupied. These 150 owner-occupied parcels give the neighborhood an owner-occupied unit ratio of 32.3%. Both of these ratios should increase somewhat as additional properties undergoing rehabilitation in the neighborhood are sold for owner-occupancy (see Troostwood Homes plan in Section 4).

Specific parcel information is presented on the Property Ownership map on page 18, showing these categories of ownership as well as parcels owned by Rockhurst College.

PROPERTY OWNERSHIP

RESIDENCE OF OWNER

-  TROOSTWOOD
-  KANSAS CITY, MISSOURI
-  MISSOURI
-  KANSAS
-  OUT OF AREA
-  ROCKHURST
-  OWNER-OCCUPIED



NORTH

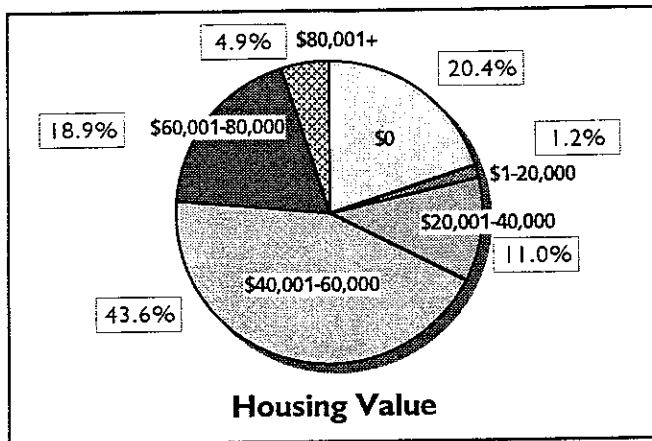


TROOSTWOOD NEIGHBORHOOD STUDY AREA

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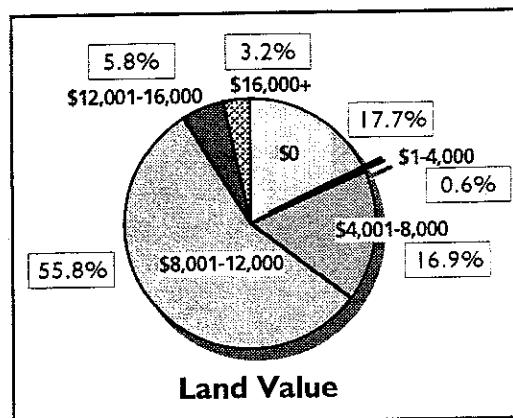


Housing value: According to the Census, the 1990 median housing value in Troostwood was \$38,750 or 70% of the City's median housing value (\$55,700). The percentage of houses valued below \$25,000 was 11.0%, slightly below the City average of 12.5%. Houses valued at more than \$75,000 were just 3.7% of Troostwood homes, far less than the 27.3% of residential properties so valued in the City as a whole.

Assessed value, the figure used to determine Jackson County property taxes, is another measure of property worth. When

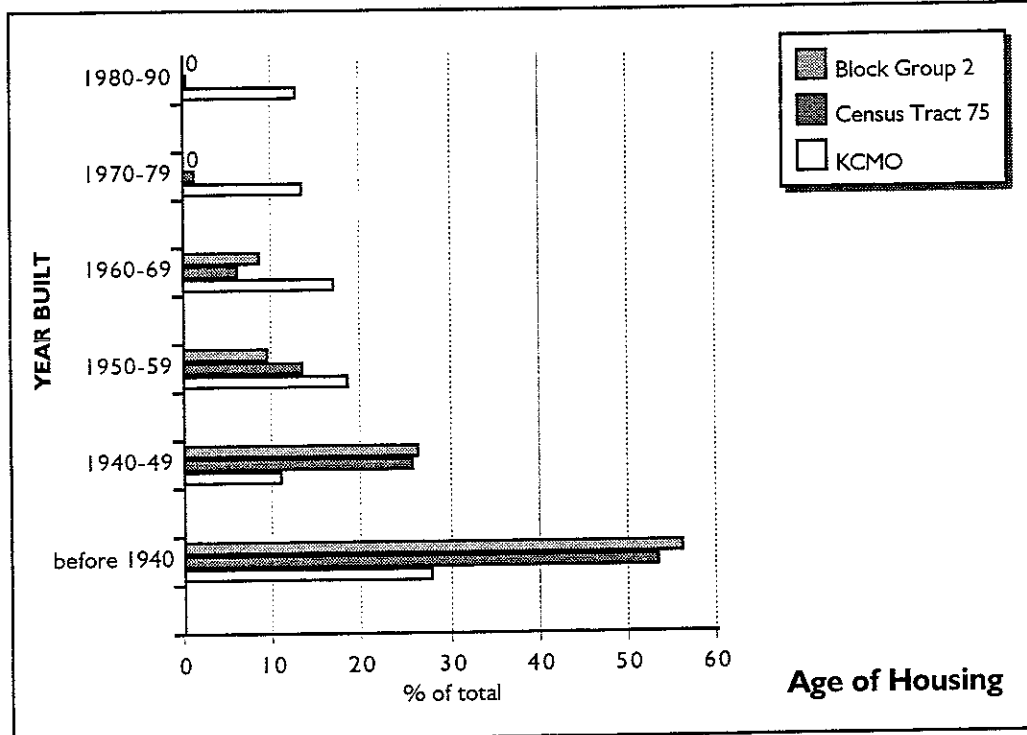
categorized in groupings of \$20,000 increments, the most common category, with 43.6% of parcels, is \$40,000 to \$60,000 in assessed value. This determination is based on assessed value of all residential properties with the exception of the large multifamily apartment complexes in the north end of the neighborhood. Note that a zero property value indicates either a vacant parcel or a property owned by a tax exempt institution. See Property Value Map on page 20.

Land value: When assessed land value, or the value of the parcels without improvements, is categorized in \$4,000 increments, the majority of parcels (55.8%) fall in the \$8,000-\$12,000 value category. A zero land value indicates a parcel owned by a tax exempt institution. See Land Value map on page 21.



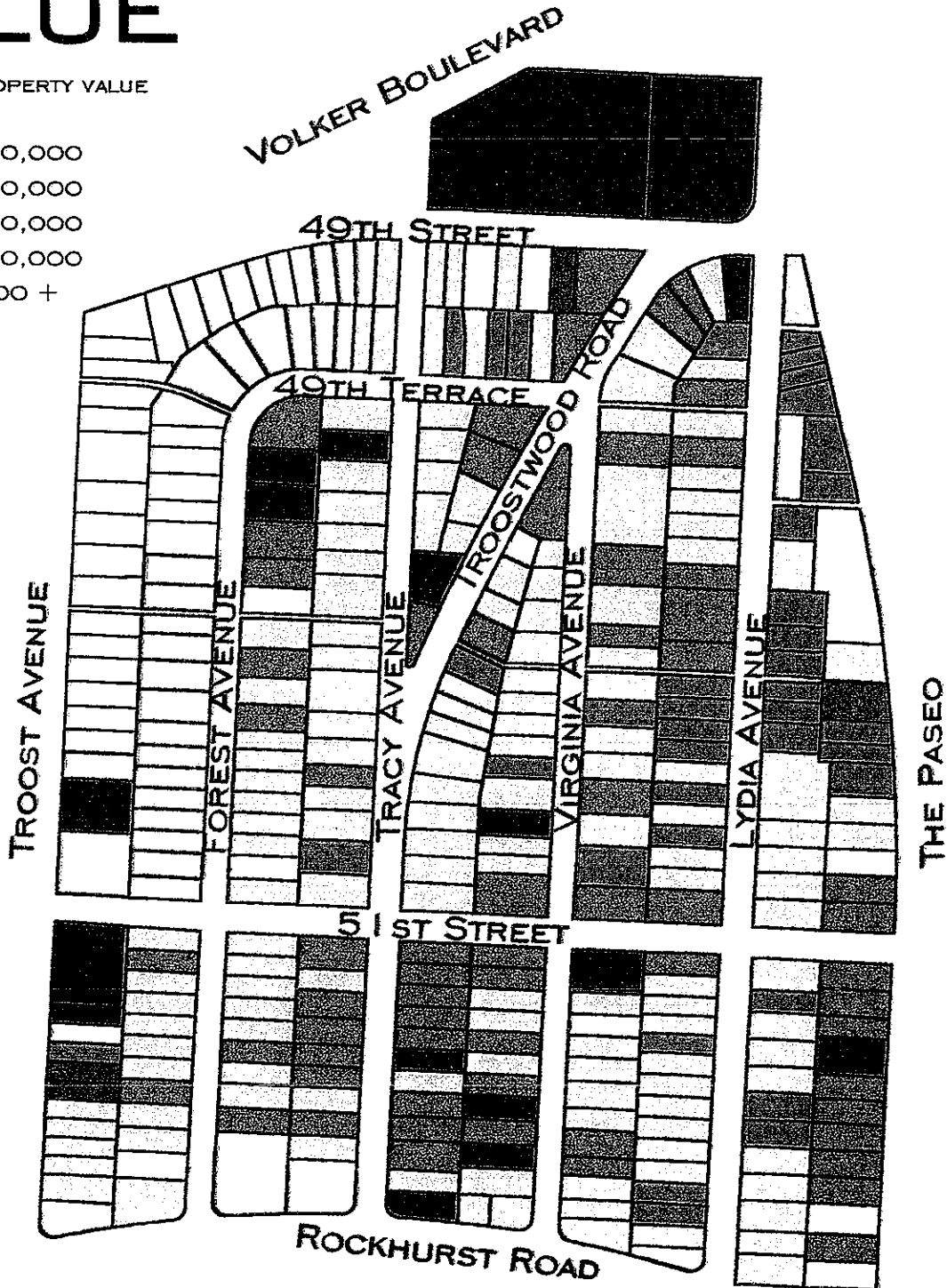
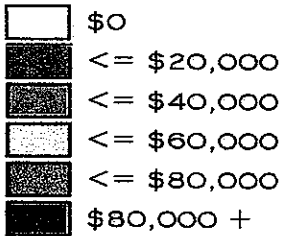
Housing age: Age of housing is, on average, older than that found citywide. The Census reported that housing

built before 1940 was twice as common in Troostwood, using either Block Group 2 (56.0%) or Census Tract 75 (53.5%) data, as opposed to the City's ratio of 27.7%. Housing built since 1960 was roughly five times more common in the City than in the Troostwood. No houses were built between 1970 to 1990.



PROPERTY VALUE

ASSESSED PROPERTY VALUE



NORTH



TROOSTWOOD NEIGHBORHOOD STUDY AREA

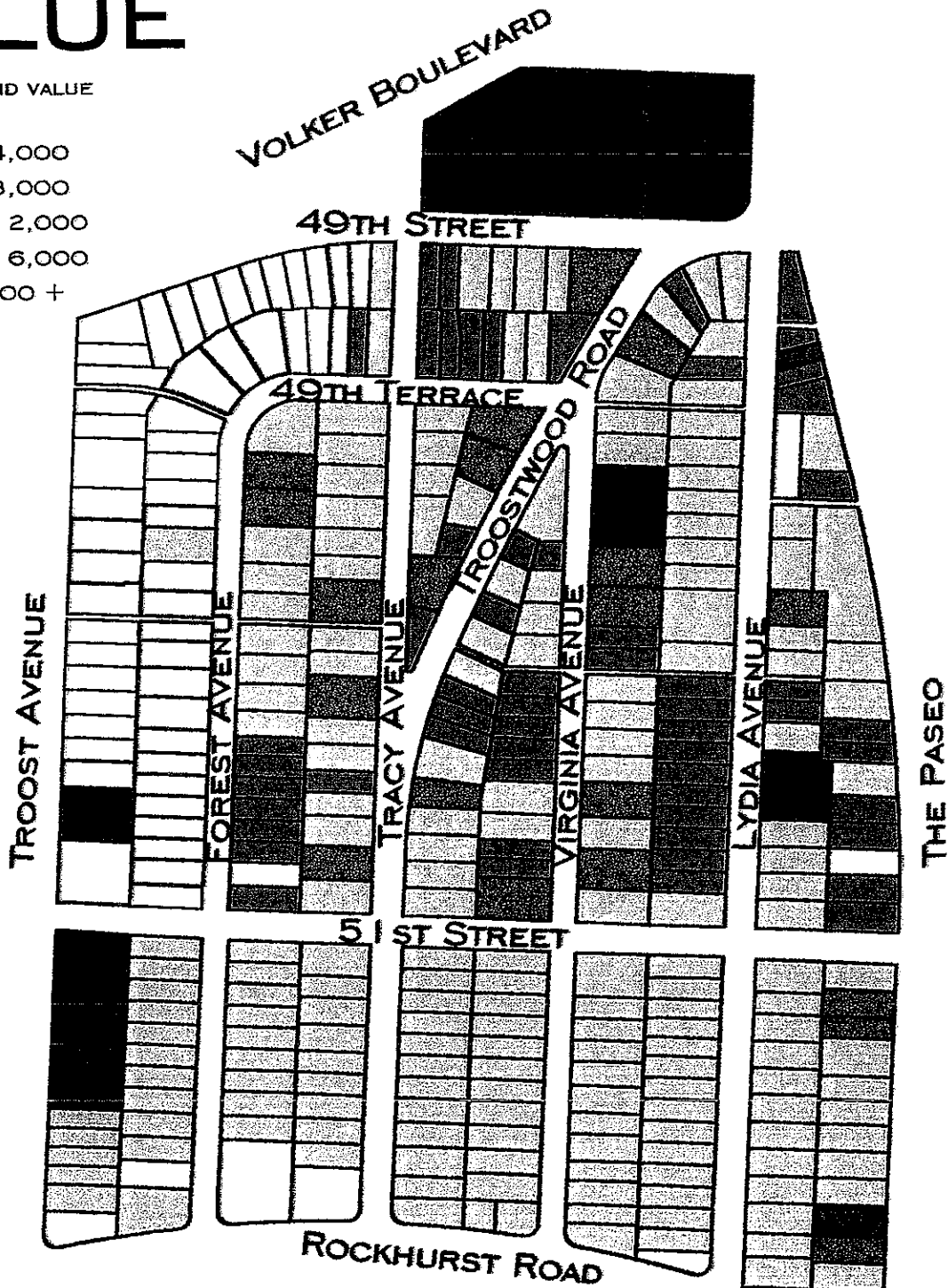
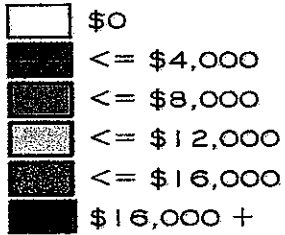
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LAND VALUE

ASSESSED LAND VALUE



NORTH

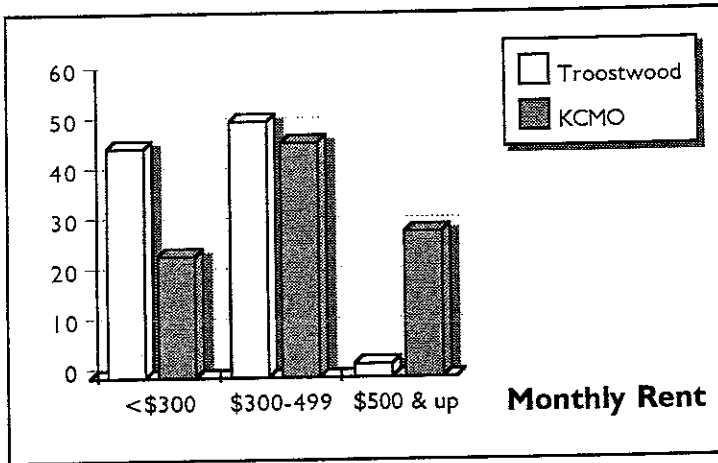


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Rent: According to the Census, the median monthly rent in Troostwood was \$346.50 in 1990, just 85.8% of the City's median rent charge of \$404.00. More than 45 percent of rental units in Troostwood rented below \$300 per month, against 24.3% of all rental properties in Kansas City. Rents above \$500 per month were charged in just 1.9% of Troostwood properties, while 26.1% of Kansas City properties demanded that much rent in 1990.

Housing condition: Employing the

Housing Condition Survey methodology used by the City of Kansas City, Missouri, AURI assessed each single-family and duplex structure in the Troostwood Neighborhood Study Area in January, 1997.

Eight indicators were measured:

- ☑ neighborhood
- ☑ lawn
- ☑ walls
- ☑ doors
- ☑ boundaries
- ☑ roof
- ☑ porch
- ☑ windows

AURI assigned a numerical score from one (best) to seven (worst) to each indicator for every single-family and duplex structure in the neighborhood (293 houses). Using this methodology, total scores were calculated (see Housing Conditions map on page 23). The resulting scores fall into the following classifications, and are compared to survey results for Kansas City, undertaken by the City in 1988:

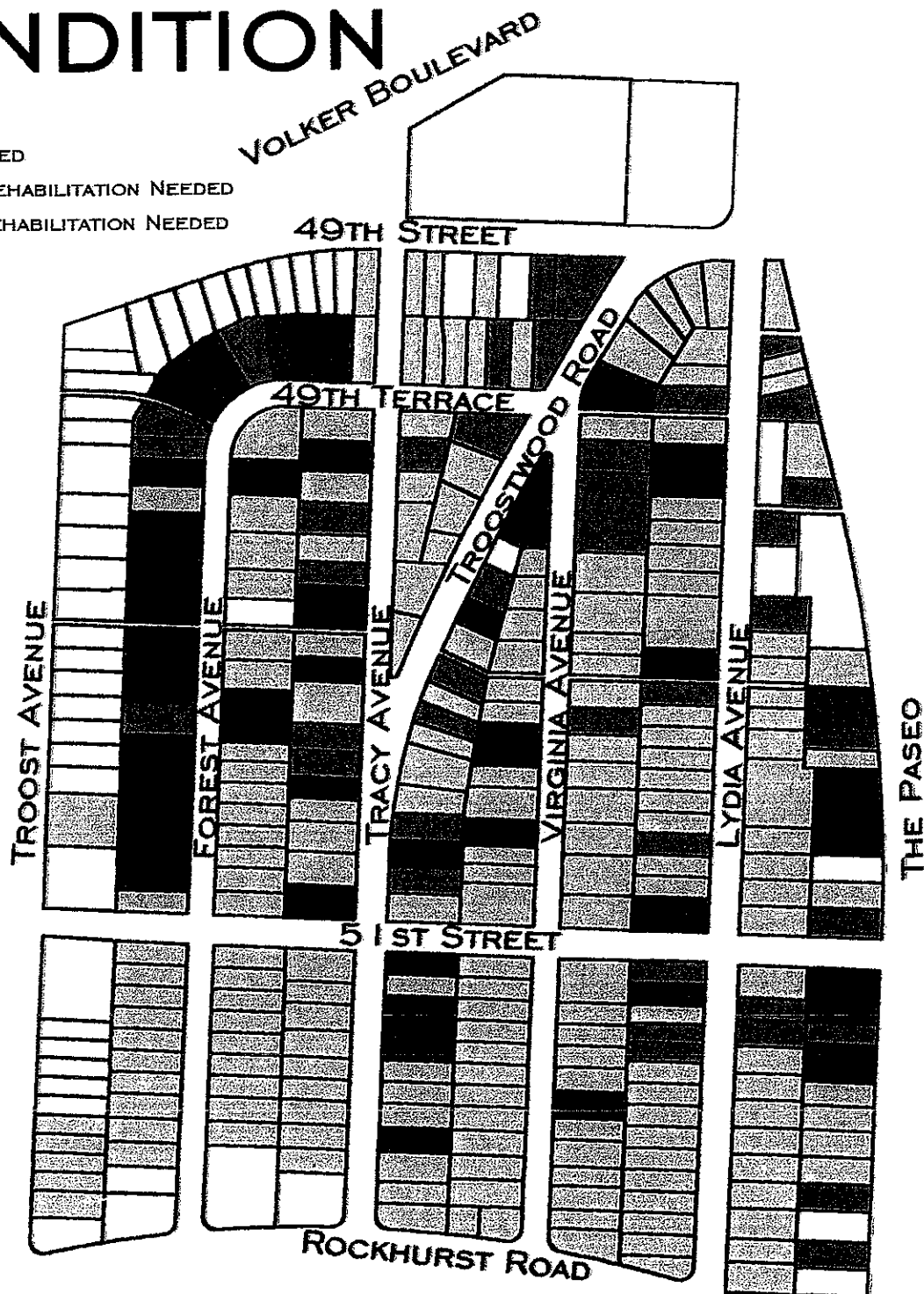
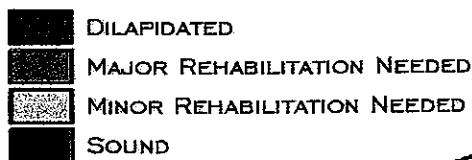
CONDITION	TOTAL SCORE RANGE	TROOSTWOOD (1997)	KANSAS CITY (1988)
Sound	1.0 to 2.9	18%	54%
Minor rehabilitation needed	3.0 to 3.4	67%	22%
Major rehabilitation needed	3.5 to 4.4	14%	19%
Dilapidated	4.5 to 7.0	1%	5%

When compared to Kansas City, the residential structures in Troostwood are more likely to need minor rehabilitation work. The majority of structures (67%) require minor repairs according to the survey methodology. Note that this survey is not an assessment of structural condition or cost of improvements, but rather, of appearance.

Housing style: As part of the housing survey, AURI documented housing features such as the existence of driveways, sidewalks, porches, steps, and stone walls, as well as security defenses like alarm systems and bars on windows on all but the commercial structures (sidewalks were determined for all parcels, at 83%). Porches were a common design element and add to the neighborhood character. Further recommendations will be made in Section 5 that build upon the expectations of the community that infill housing and new development conform to the standards of the neighborhood.

Feature	% of residential properties
Driveways	89%
Porches	85%
Steps	75%
Stone walls	28%
Alarms	26%
Bars on windows	14%

HOUSING CONDITION



NORTH



TROOSTWOOD NEIGHBORHOOD STUDY AREA

AURI

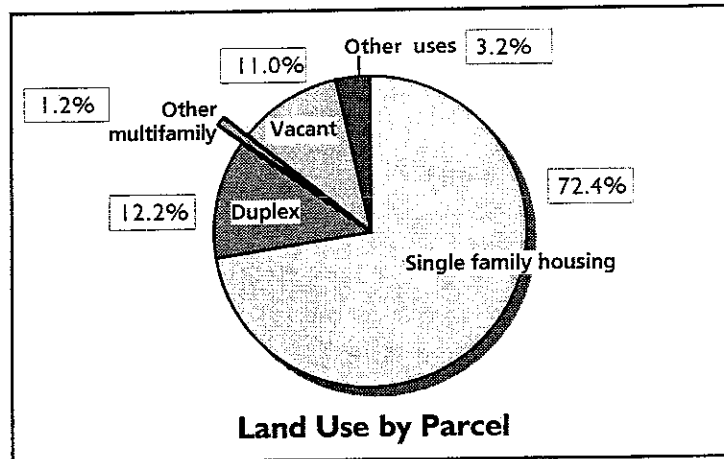
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JANUARY, 1997

Land Use and Infrastructure

Land use: The Troostwood Neighborhood Study Area is basically residential in nature. According to county real estate records, most parcels are characterized by single-family housing (72.4%). Duplexes account for 12.2% of parcels. Larger multifamily complexes account for just over one percent of parcels, but 28.2% of all housing units in the neighborhood. Thirty-eight vacant lots are found in Troostwood.

The few exceptions to the residential character of Troostwood are the two commercial properties on Troost; each has an attendant parking lot. See Land Use map on page 25.



Institutional uses by Rockhurst College (the Business Development Center at 5136 Forest Avenue, an office building at 1100 Rockhurst Road, and the Jesuit residences at 5134 and 5133 Forest Avenue, and 5138 Tracy) account for the five parcels classified as institutional/exempt. Note that most properties with institutional owners are classified under the single family housing land use.

Major streets: The east and west boundaries of Troostwood—The Paseo and Troost Avenue, respectively—are major thoroughfares serving north-south traffic in the City. Volker, the northern boundary of the Troostwood Neighborhood Study Area, is a part of the City's boulevard system. Rockhurst Road/52nd Street, the southern boundary, is the sole one-way street in the neighborhood.

Traffic flow is measured by the City at intersections governed by traffic lights. Thus for Troostwood, traffic counts are available for the 5-way intersection of 49th Street, Volker Boulevard and Troost Avenue. Traffic counts taken in March, 1995 show that traffic on Troost Avenue results in over 20,000 trips per day. Volker Boulevard east of Troost Avenue averages 4,139 trips and the western leg averages 5,584 trips. On 49th Street, to the east of Troost Avenue, an average of 1,064 trips are made per day. See Transportation map on page 26.

Bus Routes: Troostwood is directly served by two Kansas City Area Transportation Authority bus routes. Route 25 along Troost Avenue links downtown Kansas City to Bannister Mall, and Route 54, along The Paseo, travels from downtown south to the Dodson Industrial District. In addition, Route 47 travels just north of the neighborhood along 47th Street, from downtown to many sites in midtown and across the state line to the University of Kansas Medical Center. See Transportation Map on page 26.

Water: The Troostwood Neighborhood Study Area is served by water mains on all streets save Volker. The mains range in diameter from 5 inches to 30 inches. See Water Mains map on page 27.

TRANSPORTATION

AVERAGE DAILY TRIPS



TROOST NORTH
OF VOLKER
= 20,336



TROOST SOUTH
OF VOLKER
= 20,571



VOLKER EAST
OF TROOST
= 4,139

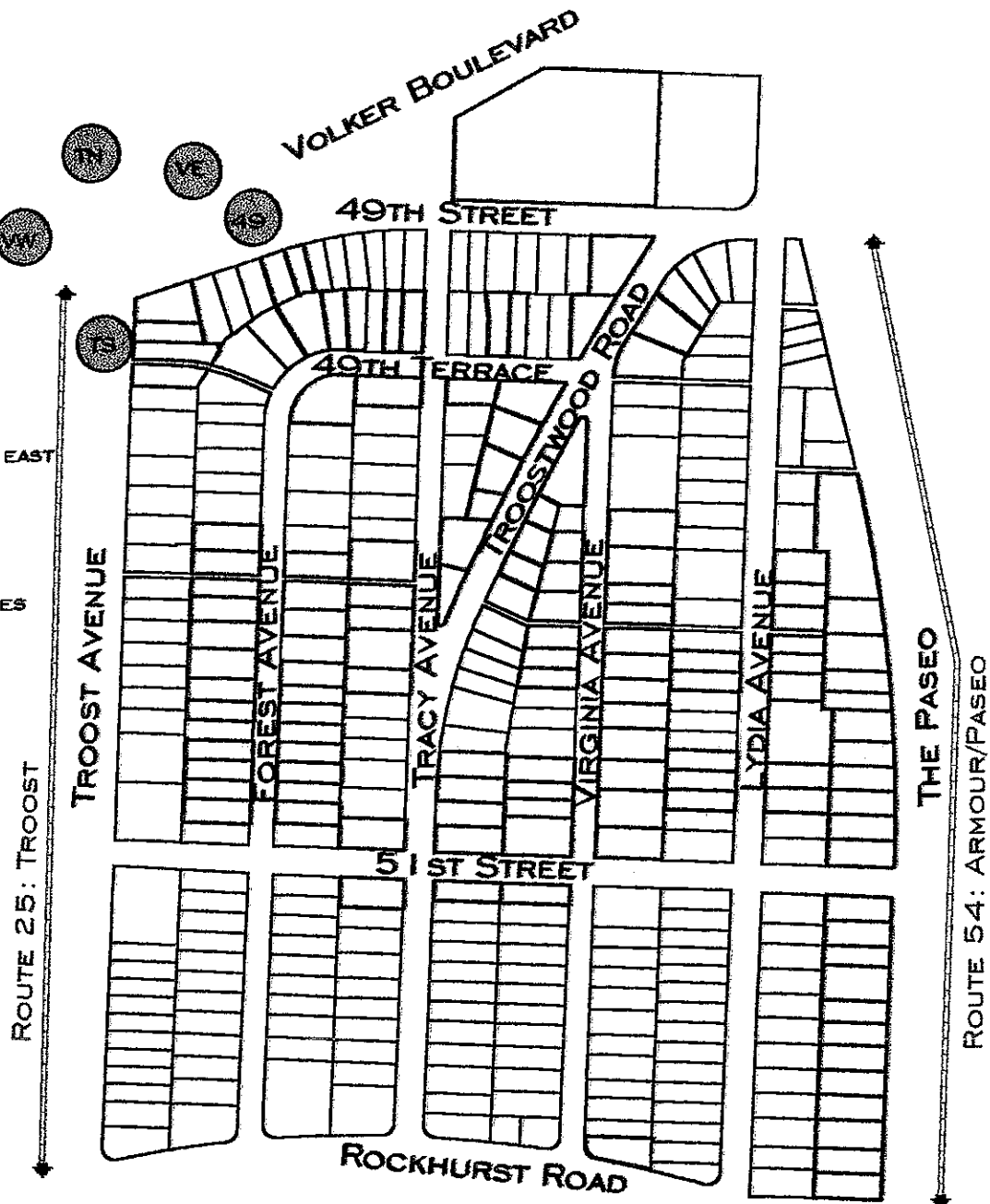


VOLKER WEST
OF TROOST
= 5,584



49TH STREET EAST
OF TROOST
= 1,064

Bus
ROUTES



NORTH



TROOSTWOOD NEIGHBORHOOD STUDY AREA

AURI

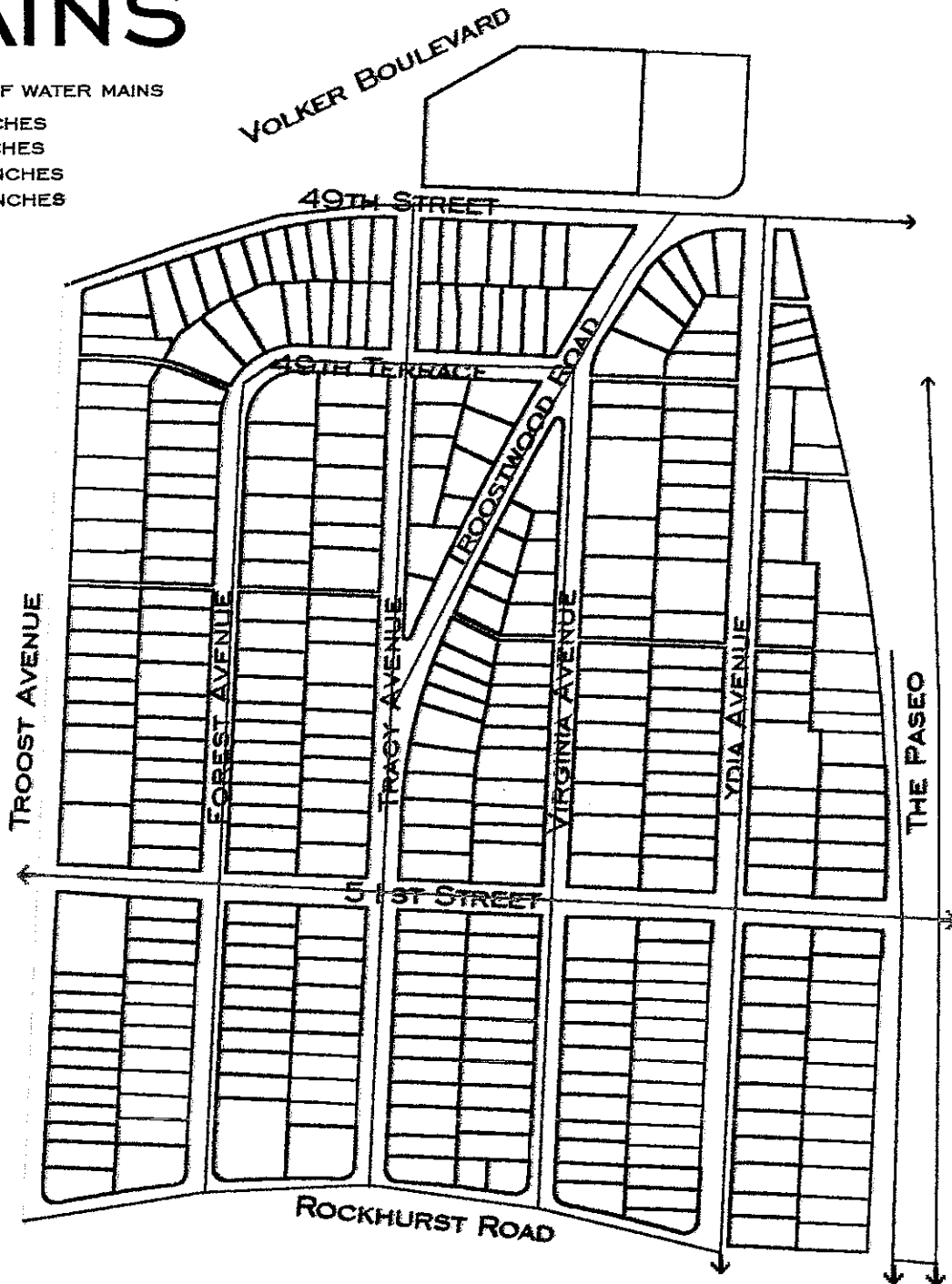
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WATER MAINS

DIAMETER OF WATER MAINS

- 6 INCHES
- 8 INCHES
- 16 INCHES
- 30 INCHES



NORTH



TROOSTWOOD NEIGHBORHOOD STUDY AREA

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JANUARY, 1997

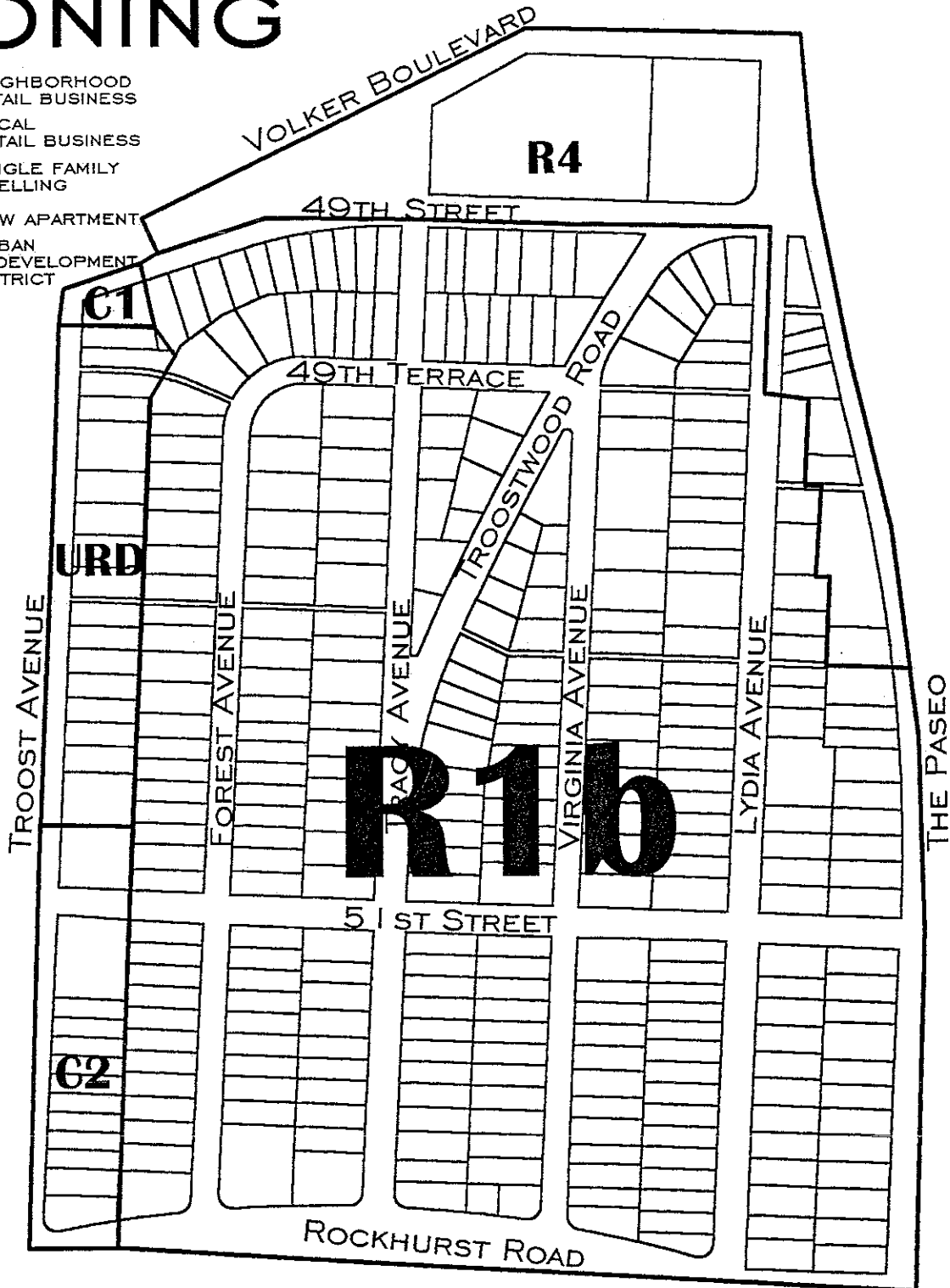
Summary

This description of the living environment shows an aging inner-city neighborhood with housing in need of some renewal, and diversity among residents in terms of age, race and educational attainment. However, the area suffers from lower incomes and more prevalent poverty than is found in the City overall

Next a plan inventory gives a policy and development framework to current and projected land use activities in the neighborhood

ZONING

- C1** NEIGHBORHOOD
RETAIL BUSINESS
- C2** LOCAL
RETAIL BUSINESS
- R1b** SINGLE FAMILY
DWELLING
- R4** LOW APARTMENT
- URD** URBAN
REDEVELOPMENT
DISTRICT



NORTH



TROOSTWOOD NEIGHBORHOOD STUDY AREA

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Public Plans: The following public policy and physical design plans from City Planning & Development, Parks and Recreation, and Public Works are assessed

Brush Creek Design Guidelines

City Planning & Development, 1995

Brush Creek from State Line to Blue River

enhances Brush Creek amenities and establishes standards for quality development

The City created the *Brush Creek Design Guidelines* to enhance the quality of life along Brush Creek via parks and open space, quality design and development, public investment, and connecting the City's east and west sides

The *Guidelines* emphasize that Kansas City's origins are based upon its waterways and transportation role, and thus recommend guidelines that point to these linkages. The *Guidelines* suggest having pathways, rest areas and a visual east-west link for pedestrians. Views of water and landmarks are emphasized, as are access along the creek for cars and pedestrians; a streetscape of common design elements to orient visitors and encourage safety; open space to add value and make the environment interactive and human-scaled; and landscaping. In Section 5, a number of this plan's recommendations follow the themes of pathways (pedestrian walkways), rest areas and open spaces (Troostwood Commons, Rockhurst Buffer, and Paseo/Volker Park). Views of water are emphasized in one of the target development projects (49th Street South Side Single Family Housing).

Brush Creek Cultural Corridor Vision Plan

Parks & Recreation, 1996

Brush Creek from Wornall Road to Elmwood Avenue

suggests housing redevelopment among other uses from Troost Avenue to Paseo

The *Brush Creek Cultural Corridor Vision Plan* for the area around Brush Creek from Wornall Road to Elmwood Avenue, suggests housing redevelopment among other uses from Troost to Paseo

A City Plan for Urban Design

City Planning & Development, 1992

Citywide

emphasizes transit/waterways, multiple hubs and neighborhoods

A City Plan for Urban Design presents a vision of the future form of Kansas City, and a series of action steps to achieve that vision. The plan is designed as a guide for City departments and agencies that formulate programs and priorities to influence the development, redevelopment and conservation of the City.

The plan, like the Brush Creek plan, emphasizes transit and waterways, in addition to a focus on multiple hubs, a healthy urban core and neighborhoods.

Troostwood is contained in the area the plan refers to as the heart of the City and the urban core—from the Missouri River to 95th Street, State Line to I-435. Specific goals for the urban core relevant to Troostwood are:

- Preserve historic neighborhoods and buildings that are part of the unique heritage of Kansas City

South Central Area Plan

City Development, 1980

Volker/Brush Creek Boulevard to 63rd Street, Oak to Prospect

stresses residential character of area, cluster commercial zones, and improvements for buildings and infrastructure

The *South Central Area Plan* is for City Planning Area No. 7 (of 46 planning areas designated by the City). An area plan provides a comprehensive analysis of all aspects of the physical environment as a basis for planning recommendations.

The *South Central Area Plan* stresses the residential character of the area, its cluster commercial zones and improvements needed to buildings and infrastructure.

This plan classifies the Troostwood Neighborhood Study Area within a Conservation and Rehabilitation area wherein programs focus upon residential maintenance improvement, a rehabilitation loan program, and improvements to streets, curbs and gutters.

The *South Central Area Plan* concludes with specific actions needed to ensure conservation and maintenance of residential areas such as Troostwood:

- R1b zoning should be the dominant residential zoning classification
- Neighborhood property conservation programs should be operated between Troost and Prospect Avenue, 47th to 63rd Street
- Dangerous buildings should be demolished
- Symbols, entrance identification markers, and landscaping should be constructed at key sites

This last action specifically is included in the planning recommendations and target projects outlined in Section 5.

Plaza Urban Design and Development Plan

City Development, 1989

43rd to 55th Streets, State Line to Paseo

calls for institutional/residential uses in northwest part of Troostwood neighborhood

The *Plaza Urban Design and Development Plan* suggests that the area bounded by 49th Street, Tracy Avenue, 49th Terrace, Forest Avenue, 51st Street, and Troost Avenue is suitable for institutional expansion with residential uses along Forest. It also calls for a "proposed view corridor" along Troost Avenue north towards Brush Creek. Parcels along Brush Creek north of 49th Street are part of a proposed redevelopment area that can benefit from transportation improvements in the vicinity.

A proposed draft amendment to the plan, dated February 7, 1995, would eliminate the institutional use recommendation and suggest medium density residential uses for Troost Avenue, and single family housing for the other streets. These areas are called an "excellent housing resource for the surrounding offices and institutions." In Section 5, several of the target development projects build upon this recommendation, promoting redevelopment of the northern part of the neighborhood. The plan also makes mention of a proposed new zoning category called a neighborhood planning district (NPD) that would provide some protections to neighborhoods that are likely to experience development pressures. The NPD would overlay the existing zoning of affected neighborhood areas.

Troostwood Commons

Neighborhood, 1996

49th Street at Troost Avenue

a passive park and neighborhood gateway

The neighborhood residents, along with the 49/63 Neighborhood Association, Southtown Council, Rockhurst College, Missouri Department of Conservation, and Blue Hills Homes Corp., are working to create *Troostwood Commons*, a passive park and neighborhood gateway at the corner of 49th Street and Troost Avenue

Troostwood Homes

Rehabilitation Loan Corp., 1995

Forest Avenue, 49th Terrace to 51st Street, 1200 block of E. 49th Terrace

rehabilitates 26 houses on Forest for sale

The twenty-six *Troostwood Homes* along the 1200 block of 49th Terrace and the 4900 and 5000 blocks of Forest Avenue are undergoing rehabilitation for sale as owner-occupied properties to moderate income households. The majority of properties are occupied, and owners represent a variety of household types, races and genders. This redevelopment project rehabilitates some of the oldest and largest homes in the neighborhood, recycling them for a new generation of Troostwood residents

Troostwood Neighborhood Policy Plan

TNAG, 1994

Troost Avenue to The Paseo, 49th Street to Rockhurst Road

recommendations for zoning, residential land use, and historic district designation

The *Troostwood Neighborhood Policy Plan*, prepared by the Troostwood Neighborhood Action Group, is the preliminary document to this one. It builds upon recommendations in public policy plans such as *Southtown 2000* to emphasize the need for residents to determine and implement future land use goals. Recommendations of this plan include retaining R1 zoning for most of the neighborhood, and changing zoning at 49th Street and Troost Avenue to R4. In addition, the plan suggests historic district designation for Troostwood, and seeks to encourage residential conservation and appropriate infill housing development throughout the neighborhood. The document also recommends establishing a Neighborhood Planning District overlay zoning category, as described in the *Plaza Plan*, and implementing such a district in Troostwood

Troostwood Redevelopment

Troostwood Redevelopment Corp., 1996

Troost Avenue, 49th to 51st Streets

rental development of 28 new townhomes; 18 rehabbed 6-plex units

Troostwood Redevelopment Plan, undertaken by the Troostwood Redevelopment Corporation, an entity owned by Blue Hills Homes Corporation, will provide low and moderate income housing

Twenty of the 28 newly constructed units will be reserved for households with incomes below 60 percent of area median income. The remainder, along with 18 units contained in three renovated six-plex buildings to the south of the new construction site, will be available for rent at market rates

University of Missouri/Kansas City

UMKC

Roughly Brush Creek Parkway to 55th Street, Oak Street to Troost Avenue

expansion south of 52nd and east of Holmes for student housing; science and technology building at 51st and Rockhill

The *University of Missouri-Kansas City* plan calls for expansion south of 52nd Street and east of Holmes Road for athletic facilities. Construction of a science and technology building at 51st Street and Rockhill Road is also planned.






No immediate changes are proposed for the eastern edge of the campus adjacent to Troostwood.

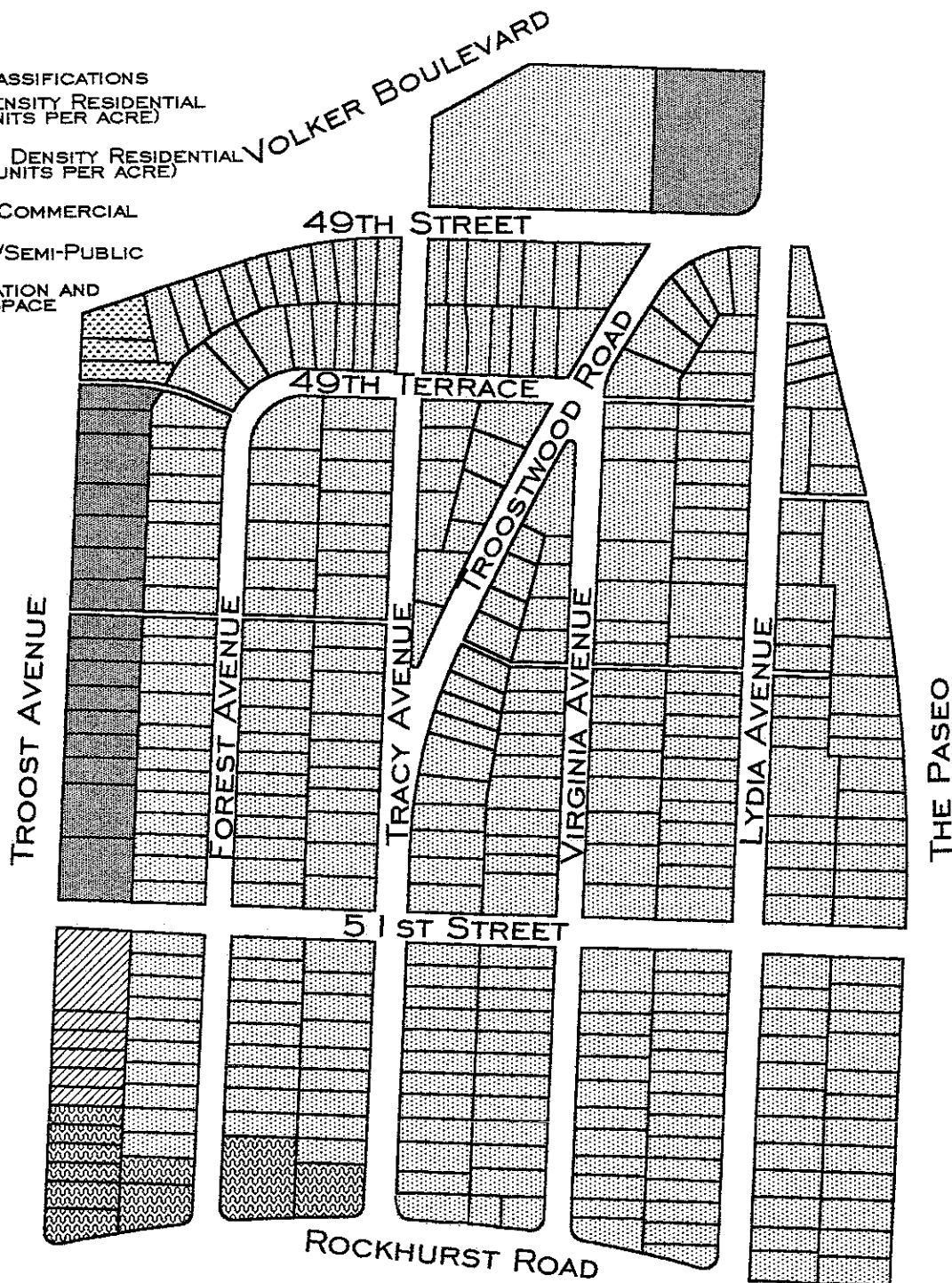
Summary

A careful examination of the surrounding and internal planning influences sets the stage for appropriate land use and development recommendations for the Troostwood neighborhood, presented in Section 5.

FUTURE LAND USE

LAND USE CLASSIFICATIONS

-  LOW DENSITY RESIDENTIAL
(1-8 UNITS PER ACRE)
-  MEDIUM DENSITY RESIDENTIAL
(9-28 UNITS PER ACRE)
-  RETAIL COMMERCIAL
-  PUBLIC/SEMI-PUBLIC
-  RECREATION AND
OPEN SPACE



NORTH



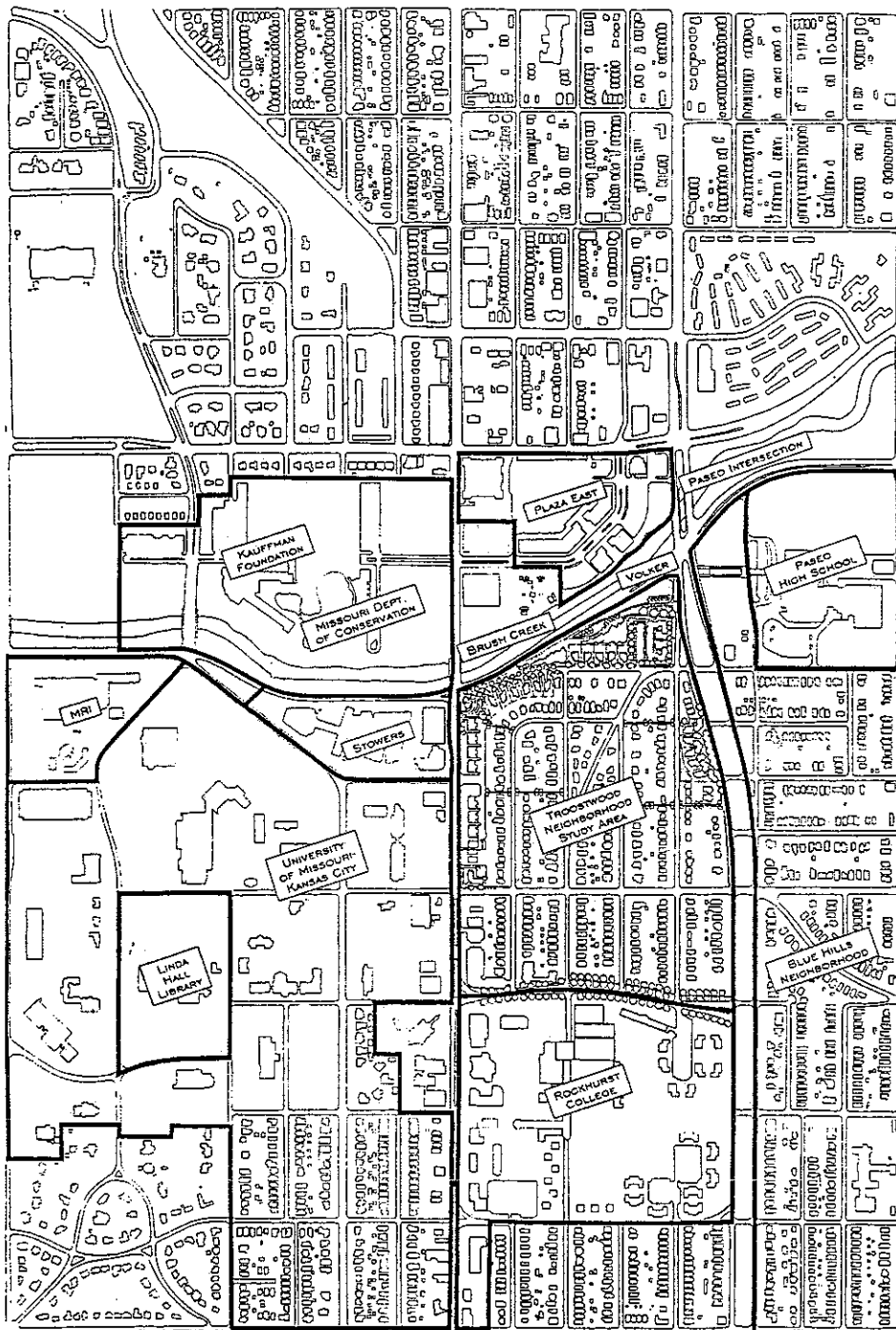
TROOSTWOOD NEIGHBORHOOD STUDY AREA

AURI

APPLIED URBAN RESEARCH INSTITUTE

OCTOBER, 1999

AREA PLANNED IMPROVEMENTS AND DEVELOPMENT PROJECTS



NORTH



TROOSTWOOD NEIGHBORHOOD STUDY AREA

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JANUARY, 1997

- This group should continue its work in maintaining relationships with the neighboring institutions, the City and other organizations

Target Projects

These planning recommendations support a variety of target projects. The Troostwood Redevelopment Framework Plan on page 45 shows recommendations for:

- Neighborhood housing development projects
- A renovated pedestrian walkway system
- Streetscape and park improvements

These recommendations are described in the following text and addressed in detail in the Target Project descriptions. The target projects shown in the Redevelopment Framework Plan and presented with summaries are organized as follows:

Open Space/Public Amenity

- 1 Troostwood Commons
- 2 Pedestrian Walkways Enhancements
- 3 Paseo/Volker Park

Housing Development Projects

- A Senior Housing Facility
- B1 49th Street South Side Single Family Housing
- B2 49th Street North Side Single Family Housing
- C Paseo Single Family Housing
- D Multifamily Housing

TROOSTWOOD COMMONS**Site description**

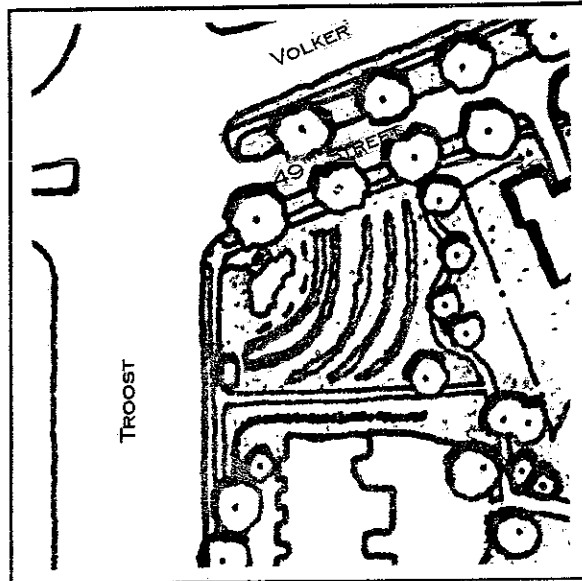
The southeast corner of 49th Street and Troost Avenue

Project description

A neighborhood resident-designed, passive mini-park and neighborhood gateway is planned for Troostwood's northwest corner. The park design consists of plantings, footpaths, benches and a bus shelter

Rationale

This site, formerly the location of an auto repair garage, is adjacent to the new townhomes to the south and proposed houses to the east (see Target Project B1). The site is the first point of contact for visitors approaching the neighborhood from the Plaza area to the west, and residents cited the need for a beautification project to announce the neighborhood and provide green space to complement nearby Brush Creek improvements and the planned Missouri Department of Conservation nature habitat.

**Schedule**

Construction is anticipated to begin in June of 1997

Participants

Neighborhood residents, 49/63 Neighborhood Association, Southtown Council, Blue Hills Homes Corp., Rockhurst College, and Missouri Dept. of Conservation are involved in the design of the park

Suggested funding sources

In addition to the costs of wall construction, grading, topsoil, irrigation, sodding and planting, there are the expenses of ongoing maintenance and lighting to be considered. The participants noted above are seeking involvement in the form of in-kind donations or at-cost services from neighboring institutions

Benefits to Troostwood

This project provides green space for residents and neighbors, as well as an attractive entry point to the neighborhood. It allows reuse of an old commercial site for a new neighborhood landmark.

Site description

Northeast corner of the Troostwood Neighborhood at Volker Boulevard and The Paseo.

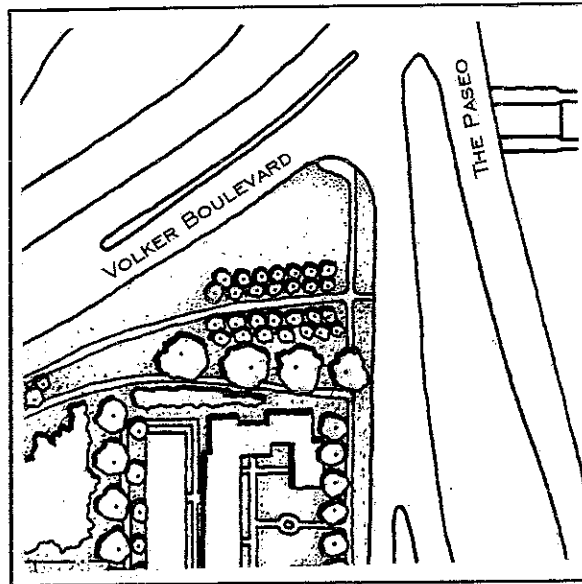
Project description

This park, on the neighborhood edge at Volker Boulevard and The Paseo, will be a part of the streetscape improvements included with the current street expansion.

Rationale

The streetscape design has three purposes:

- establishes and reinforces neighborhood edge
- potential to address Brush Creek, The Paseo and Volker Boulevard intersection as a landscape setting
- potential for pedestrian walkways

**Schedule**

Phased improvements over three to five years

Participants

Parks and Boulevards Department and Troostwood residents

Suggested funding sources

Public Improvement Advisory Committee (PIAC), Community Development Block Grant (CDBG) and Parks Department are potential sources of funding

Benefits to Troostwood

This park will serve as a highly visible edge to the neighborhood and can provide a connection in the neighborhood pedestrian network, particularly once The Paseo Intersection Complex is complete

B1

Housing Development Project

49TH STREET (SOUTH SIDE) SINGLE FAMILY HOUSING

Site description

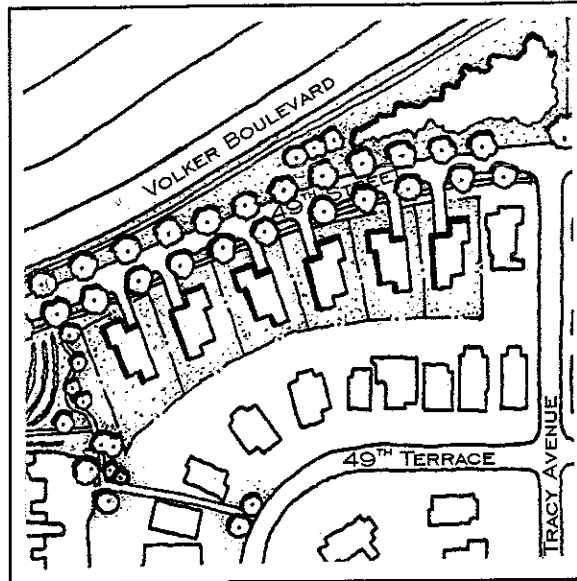
Along the south side of 49th Street, just east of Troost and west of Tracy

Project description

Six new single family homes of approximately 1,500 square feet apiece

Rationale

This vacant site along the northern boundary of Troostwood presents a development opportunity and offers excellent vistas of Brush Creek. A mix of market rate and affordable housing could be used to reflect the overall economic mix in the neighborhood



Schedule

Over a period of two to three years, responding to market demand

Participants

City and private for-profit and not-for-profit housing developers.

Suggested funding sources

Financial institutions and city-sponsored second mortgages

Benefits to Troostwood

This project will complete the neighborhood by repeating single family housing patterns at a neighborhood entry point and replace homes previously on site

C

Housing Development Project

Paseo Single Family Housing

Site description

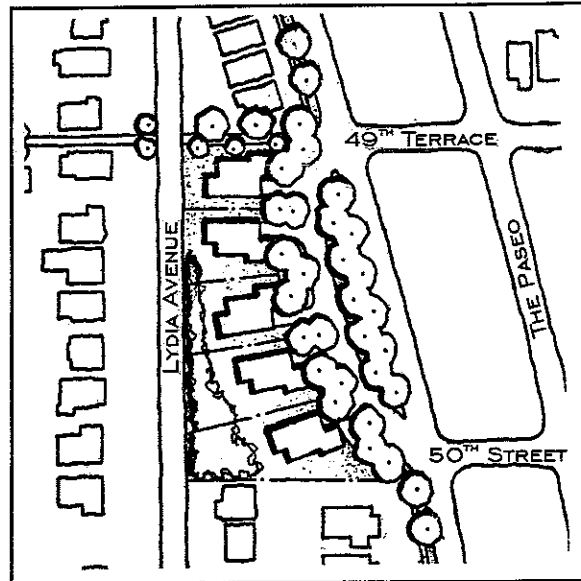
Bounded by Lydia, The Paseo, 49th Terrace and 50th Street.

Project description

Five new single family houses of approximately 1,500 square feet apiece, accessed via a crescent drive

Rationale

This oddly platted site has some vacant lots, parcels and housing in need of major repair. This project can be used to build the character of the neighborhood's eastern border, The Paseo, which is part of the boulevard system



Schedule

Over a period of two to three years, responding to market demand

Participants

City and private for-profit and not-for-profit housing developers

Suggested funding sources

Financial institutions and city-sponsored second mortgages

Benefits to Troostwood

This new single family housing reinforces the neighborhood single family character and reestablishes The Paseo as a valued residential boulevard

Alternate Project

Securing this site as open space is an alternate recommendation. Such a project would require resident or other private purchase and maintenance of the site as dedicated green space

Appendix

U S CENSUS DATA

▪ Troostwood	1990
▪ Block Group 2	1990
▪ Census Tract 75 00	1990
▪ Kansas City, Missouri	1990
▪ Kansas City Metropolitan Statistical Area	1990
▪ Census Tract 75 00	1980 vs 1990

Age	Troostwood	%	BlkGrp 2	%	Tract 75.00	%	KCMO	%	KCMSA
Children (3-17 years)	256	27.5%	204	27.9%	965	26.9%	87,030	20.0%	340,987
School age children (5 -17 years)	170	18.2%	141	19.3%	673	18.7%	74,213	17.1%	292,907
Elderly (65 years or older)	68	7.3%	46	6.3%	278	7.7%	56,305	12.9%	181,718
Types of Households									
Married couples w/children	54	14.2%	42	13.9%	168	16.1%	33,698	19.0%	160,834
Married couples w/out children	52	13.6%	38	12.5%	129	12.4%	44,244	25.0%	177,039
Female single parent	68	17.8%	46	15.2%	236	22.7%	15,818	8.9%	41,111
Male single parent	9	2.4%	7	2.3%	38	3.7%	2,340	1.3%	7,376
Other families	29	7.6%	23	7.6%	93	8.9%	14,106	8.0%	34,514
Single person households	129	33.9%	120	39.6%	280	26.9%	56,737	32.0%	154,976
Other non-family households	40	10.5%	27	8.9%	97	9.3%	10,214	5.8%	26,664
	381		303		1,041		177,157		602,514
Elderly Householders									
Total householders	381		303		1,394		177,157		602,514
Householders 65 years or older	46	14.8%	-	-	166	15.95%	37,116	20.95%	117,691
Owner householders 65 or older	35	76.1%	-	-	-	-	-	-	-
Renter householders 65 or older	11	23.9%	-	-	-	-	-	-	-
Persons Per Household									
1-person households	129	33.9%	120	39.6%	280	26.9%	56,737	32.0%	154,976
2-person households	107	28.1%	78	25.7%	245	23.5%	54,837	31.0%	193,544
3-person households	67	17.6%	44	14.5%	191	18.3%	27,946	15.8%	103,895
4-person households	38	10.0%	28	9.2%	153	14.7%	21,350	12.1%	91,911
5-person households	26	6.8%	16	5.3%	87	8.4%	10,373	5.9%	40,022
6-person households	3	0.8%	5	1.7%	42	4.0%	3,495	2.0%	12,095
7-person or more households	11	2.9%	12	4.0%	43	4.1%	2,419	1.4%	6,071
	381		303		1,041		177,157		602,514

	Troostwood	%	BlkGrp 2	%	Tract 75.00	%	KCMO	%	KCMSA
500 to 549	2	0.9%	1	0.5%	9	1.8%	5,825	7.7%	17,785
550 to 599	1	0.5%	0	0.0%	2	0.4%	4,374	5.8%	13,756
600 to 649	0	0.0%	0	0.0%	0	0.0%	3,017	4.0%	9,884
650 to 699	1	0.5%	0	0.0%	1	0.2%	2,191	2.9%	6,910
700 or above	0	0.0%	0	0.0%	0	0.0%	4,286	5.7%	14,601
No cash rent	2	0.9%	2	1.1%	10	2.0%	1,995	2.6%	5,963
	220		188		501		75,776		204,297
Number of Units in all Structures									
by Varying Numbers of Units									
1 unit detached	273	72.0%	192	46.5%	837	66.7%	120,288	59.6%	437,112
1 unit attached	18	4.7%	15	3.6%	37	3.0%	7,465	3.7%	32,995
1 unit mobile homes	0	0.0%	0	0.0%	2	0.2%	2,437	1.2%	16,274
1 unit other homes	5	1.3%	4	1.0%	11	0.9%	1,692	0.8%	4,161
2 unit	63	16.6%	55	13.3%	203	16.2%	6,601	3.3%	21,053
3 to 4 unit	29	7.7%	27	6.5%	41	3.3%	10,543	5.2%	30,684
5 to 9 unit	86	22.7%	86	20.8%	88	7.0%	15,851	7.9%	38,156
10 or more unit	34	6.7%	34	8.2%	35	2.8%	36,896	18.3%	76,916
	508		413		1,254		201,773		657,351
School Enrollment (age 3 or older)									
Public preprimary			215		1,462		105,915		398,461
Private preprimary			14	6.5%	29	2.0%	4,496	4.2%	18,724
Public elementary or high school			0	0.0%	45	3.1%	3,601	3.4%	14,261
Private elementary or high school			73	34.0%	483	33.0%	57,590	54.4%	236,921
Public college			6	2.8%	51	3.5%	9,712	9.2%	28,033
Private college			101	47.0%	295	20.2%	23,321	22.0%	79,181
Not in school			21	9.8%	559	38.2%	7,195	6.8%	21,341
			461		1,734		308,607		1,095,697

Travel Time to Work	Troostwood		BlkGrp 2	%	Tract 75.00	%	KCMO	%	KCMSA
Below 15 minutes			145	41.3%	577	38.9%	57,698	28.3%	214,992
15-29 minutes			174	49.6%	607	40.9%	96,109	47.1%	321,091
30-44 minutes			25	7.1%	251	16.9%	37,846	18.5%	152,284
45-59 minutes			7	2.0%	48	3.2%	7,124	3.5%	38,471
60-89 minutes			0	0.0%	0	0.0%	3,411	1.7%	15,541
90 minutes or more			0	0.0%	0	0.0%	1,864	0.9%	7,593
			351		1,483		204,052		749,972
Other Work Data									
Worked at home			0	-	16	-	4,681	-	21,337
Total who traveled to work			351	-	1,483	-	204,052	-	749,972
Average travel time (minutes)			17	-	18	-	-	-	-
Source of Income (households may be counted under more than one source)									
Households without income									602,514
Households with income, any kind			14	4.3%	154	15.0%	35,477	20.0%	102,967
With wage or salary income			315	95.7%	870	85.0%	141,680	80.0%	499,547
With non-farm self-employment			309	98.1%	857	98.5%	138,154	97.5%	485,333
With farm self-employment			42	13.3%	95	10.9%	17,221	12.2%	69,569
With interest, dividend or net rental income			7	2.2%	7	0.8%	1,599	1.1%	12,091
With social security income			92	29.2%	219	25.2%	65,064	45.9%	257,356
With public assistance income			34	10.8%	197	22.6%	45,043	31.8%	144,269
With retirement income			21	6.7%	121	13.9%	13,931	9.8%	31,981
With income from other sources			15	4.8%	87	10.0%	25,692	18.1%	85,112
			37	11.7%	160	18.4%	17,059	12.0%	61,291
Household Income									
Less than 5,000			329		1,024		177,157		602,514
5,000-9,999			52	15.8%	158	15.4%	14,936	8.4%	31,700
10,000-12,499			35	15.8%	101	15.4%	16,864	8.4%	45,978
12,500-14,999			13	4.0%	50	4.9%	8,872	5.0%	25,491
15,000-17,499			15	4.6%	58	5.7%	7,912	4.5%	23,041
17,500-19,999			39	11.9%	93	9.1%	9,123	5.1%	26,265
20,000-22,499			40	12.2%	73	7.1%	8,568	4.8%	25,427
22,500-24,999			10	3.0%	51	5.0%	8,985	5.1%	28,879
			8	2.4%	8	0.8%	7,312	4.1%	24,556

Age of Housing	Troostwood	%	BlkGrp 2	%	Tract 75.00	%	KCMO	%	KCMSA
1980-March 1990			0	0.0%	5	0.4%	25,766	12.8%	130,806
1970-1979			0	0.0%	15	1.2%	26,536	13.2%	132,850
1960-1969			36	8.4%	77	6.1%	34,257	17.0%	122,508
1950-1959			40	9.3%	166	13.2%	37,158	18.4%	110,510
1940-1949			113	26.3%	323	25.6%	22,196	11.0%	52,231
Before 1940			241	56.0%	675	53.5%	55,860	27.7%	108,446
			430		1,261		201,773		657,351
Age of Housing (owner-occupied)									
1980-March 1990			0	0.0%	0	0.0%	8,624	8.5%	69,851
1970-1979			0	0.0%	15	2.8%	10,148	10.0%	76,382
1960-1969			0	0.0%	0	0.0%	18,128	17.9%	74,454
1950-1959			12	10.9%	94	17.3%	23,412	23.2%	78,138
1940-1949			30	27.3%	158	29.0%	11,670	11.5%	31,775
Before 1940			68	61.8%	277	50.9%	29,126	28.8%	63,639
			110		544		101,108		394,239
Age of Housing (renter-occupied)									
1980-March 1990			0	0.0%	5	1.0%	13,517	17.7%	49,255
1970-1979			0	0.0%	0	0.0%	13,893	18.2%	47,503
1960-1969			36	16.6%	73	14.5%	12,994	17.0%	39,591
1950-1959			28	12.9%	72	14.3%	10,856	14.2%	25,785
1940-1949			51	23.5%	117	23.3%	7,928	10.4%	15,716
Before 1940			102	47.0%	236	46.9%	17,305	22.6%	30,258
			217		503		76,493		208,108
Year Householder Moved into Unit									
1989 to March 1990			131	40.1%	284	27.1%	42,693	24.0%	134,032
1985-1988			92	28.1%	256	24.5%	48,500	27.3%	183,273
1980-1984			35	10.7%	70	6.7%	22,288	12.5%	77,921
1970-1979			37	11.3%	278	26.6%	29,059	16.4%	104,161
1960-1969			10	3.1%	105	10.0%	18,359	10.3%	55,761
Before 1960			22	6.7%	54	5.2%	16,702	9.4%	47,199
			327		1,047		177,601		602,347

		1980		1990			
		Tract 75.00	%	Tract 75.00	%	Decrease*	%
General Population Statistics							
Persons		4,363	-	3,591	-	772	17.7%
Male		2,059	47.2%	1,696	47.2%	363	17.6%
Female		2,304	52.8%	1,895	52.8%	409	17.8%
Total households		1,394	-	1,041	-	353	25.3%
Families		782	-	664	-	118	15.1%
Race & Hispanic Origin							
White		1,696	38.9%	1,110	30.9%	586	34.6%
Black		2,529	58.0%	2,389	66.5%	140	5.5%
Native American		17	0.4%	14	0.4%	3	17.6%
Asian		68	1.6%	51	1.4%	17	25.0%
Other race		53	1.2%	27	0.8%	26	49.1%
Hispanic of all races		84	1.9%	51	1.4%	33	39.3%
Age							
Under 5		297	6.8%	292	8.6%	5	1.7%
5 to 9 years		300	6.9%	271	8.0%	29	9.7%
10 to 14 years		353	8.1%	246	7.3%	107	30.3%
15 to 19 years		609	14.0%	292	8.6%	317	52.1%
20 to 24 years		740	17.0%	497	14.7%	243	32.8%
25 to 34 years		789	18.1%	618	18.2%	171	21.7%
35 to 44 years		313	7.2%	425	12.5%	-112	-35.8%
45 to 54 years		296	6.8%	261	7.7%	35	11.8%
55 to 64 years		246	5.6%	211	6.2%	35	14.2%
65 to 74 years		172	3.9%	162	4.8%	10	5.8%
75 or more years		248	5.7%	116	3.4%	132	53.2%
		4,363		3,391			
Age							
Elderly (65 years or older)		420	9.6%	278	7.7%	142	33.8%

*Please note that the numbers in this column refer to decreases. Negative numbers represent increases.

	1980		1990		Decrease	%
	Tract	75.00	%	Tract	75.00	%
Dwelling Units of Specified Value						
0 to 14,999	157	27.3%	32	7.0%	125	79.6%
15,000 to 19,999	129	22.4%	28	6.1%	101	78.3%
20,000 to 24,999	100	17.4%	39	8.6%	61	61.0%
25,000 to 29,999	81	14.1%	62	13.6%	19	23.5%
30,000 to 34,999	51	8.9%	86	18.9%	-35	-68.6%
35,000 to 39,999	26	4.5%	67	14.7%	-41	-157.7%
40,000 to 49,999	24	4.2%	94	20.6%	-70	-291.7%
50,000 to 59,999	7	1.2%	22	4.8%	-15	-214.3%
60,000 to 74,999	0	0.0%	16	3.5%	-16	-
75,000 to 99,999	0	0.0%	10	2.2%	-10	-
100,000 and above	0	0.0%	0	0.0%	0	0.0%
Median value	575		456			
	\$20,100		\$34,200			
Dwelling Units of Specified Rent						
Less than 100	7	1.0%	27	5.4%	-20	-285.7%
100 to 149	37	5.4%	12	2.4%	25	67.6%
150 to 199	262	38.0%	23	4.6%	239	91.2%
200 to 249	202	29.3%	35	7.0%	167	82.7%
250 to 299	94	13.6%	110	22.0%	-16	-17.0%
300 to 349	27	3.9%	116	23.2%	-89	-329.6%
350 to 399	16	2.3%	105	21.0%	-89	-556.2%
400 and above	32	4.6%	63	12.6%	-31	-96.9%
No cash rent	13	1.9%	10	2.0%	3	23.1%
	690		501			

